



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(March 25, 2025 Meeting)**

STAFF REPORT

Docket No. / Project Title: CCU-2025-005 (Cody Blackburn Triplex)
Staff: Melissa Begley
Applicant: Cody Blackburn
Property Size: 6,075 square feet
Zoning: RE (Residential: Established)
Location: The parcel west of 2031 Ohio Avenue, on the south side of Ohio Avenue west of Mapleton Street, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed conditional use will allow a new multi-family development, specifically a tri-plex, to be constructed on a vacant lot.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Approval, all criteria have been met, including the following condition: The structure shall be designed and constructed consistent with the exhibits provided by the applicant, specifically including a front facade characterized by a front entry door, windows, and porch facing Ohio Avenue.

Zoning District Intent:

The intent of the RE (Residential: Established) zoning district is as follows: To ensure the continued viability of neighborhoods and developments in existence on the effective date of the zoning ordinance. This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other standards in a manner consistent with the Comprehensive Plan.

Current Property Information:	
Land Use:	Vacant
Site Features:	Grass yard
Flood Hazards:	No flood hazards exist on the property.
Street/Road Frontage:	Ohio Avenue (Local, Residential, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RE (Residential: Established)	Single Family Residential, Come As You Are Ministries
South:	RE (Residential: Established)	Single Family Residential
East:	RE (Residential: Established)	Single Family Residential
West:	RE (Residential: Established)	Single Family Residential

Interdepartmental Review:	
City Engineering:	No comments provided.
City Utilities:	No comments provided.
Fire Department:	The submitted plans look good. With this being a tri-plex it would (be) considered a class 1 structure. The applicant will need to follow the IFC (International Fire Code) to be code compliant.
Code Enforcement:	We do not have any issues with proposal.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to construct a multi-family dwelling (a tri-plex – 3 new units) on the subject property. The building is proposed to be one story, with two units facing a side yard and one unit facing Ohio Avenue.
2. The applicant has indicated that the units will each be approximately 800 square feet in size. The Zoning Ordinance states that, in the RE (Residential: Established) zoning district, the minimum dwelling size for multi-family use is 500 square feet.
3. The Zoning Ordinance requires 1.5 parking spaces per dwelling unit for multi-family dwellings. The new structure will have 3 units, which requires 5 off-street parking spaces. The exhibit provided by the applicant indicates that 5 parking spaces will be provided off the alley.
4. Ohio Avenue has on-street parking available on the north and south sides of the street. Many of the neighboring properties predominantly use on-street parking. Parking is also available off the alleys behind the dwellings. There are approximately 2 on-street parking spaces in front of the proposed tri-plex. The “on-street” parking is provided as a stone area in front some, but not all, homes in this block of Ohio.
5. The minimum front setback for the dwelling would be equal to the smallest setback provided by all other primary structure on the same side of the street. In this case, it would be a 10 foot minimum front setback. The side and rear building setbacks are 5 feet. The maximum lot coverage in this area, based on the highest percentage of lot coverage on parcels with 300 feet, is 50%. The dwelling on the subject property is approximately 43% lot coverage. Based on the provided concept plan, these standards can be met.
6. This site is surrounded primarily by one story single family structures. There are a few two family dwellings within a half of a block of the subject property.

7. This project represents infill development. Infill development is beneficial to the community because it makes use of vacant or underutilized lots, strengthens the real estate market and property values in the area, and utilizes existing infrastructure.
8. The subject property is in close proximity to an abundance of goods and services. The site is about a 1.1 miles walking distance from downtown Columbus, which includes the public library, several restaurants, banking, employment and other retail services. The #4 bus route passes 2 blocks to the south along State Street, which provides good transit access to the site. The closest public park is the Clifty Park that is 1.04 miles to the east.
9. The recently completed Columbus Housing Study & Needs Assessment notes that there is a strong demand for lower priced rental housing options. The Housing Study recommends an approach for strategic density across the city.
10. Ohio Avenue does not have any sidewalks. The nearest sidewalks are two blocks south on Indiana Avenue, which connects to a shared use path along State Street.
11. The subject property is located within a neighborhood that has smaller lot sizes, however it is relatively low scale with small (less than 1,000 square foot) single family residential homes. In addition, there are a number of vacant lots and single structures on multiple lots within this area.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as residential.

The Comprehensive Plan includes this property in the East Columbus character area. The following planning principles for that character area apply to this application: Encourage new housing development.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.
2. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
New development should be designed in a manner that is sensitive to the surroundings.
3. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
Vacant parcels represent lost opportunities, and they can become neighborhood nuisances. These parcels should be used, either for development, or for other neighborhood assets such as parks or community gardens. It is less expensive to develop these parcels than to create new subdivisions.
4. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
5. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
6. **POLICY D-2-1:** Encourage housing which is affordable to those whose incomes are below the median, particularly those significantly below the median.
A thriving community needs socio-economic diversity which in turn requires a range of housing prices. The city should encourage the development of housing in a variety of price ranges so that all citizens will have decent, safe, and sanitary housing at prices they can afford.
7. **POLICY D-2-2:** Allow for various housing types.
A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.
8. **POLICY D-2-4:** Explore options for providing incentives for development of affordable housing which is consistent with these policies and conforms to an overall plan for community growth.
The private market produces a housing supply sufficient for those in middle- and upper-income categories, but land and development costs make it difficult for private entrepreneurs to produce houses that can be purchased by those in the lower income brackets. These incentives might include tax abatements and low-interest loans. The incentives would not include lower standards for houses or neighborhoods.
9. **POLICY D-2-5:** Encourage neighborhoods which contain a diverse socioeconomic mix.
Socioeconomic diversity is beneficial to the community. The city should encourage developments

which contain a variety of housing types and prices. The diversity of neighborhoods affects the diversity in public schools, particularly elementary schools. Traditional development, such as in the downtown area, contains a socioeconomic mix of housing types (apartments, single-family houses, duplexes, townhouses) in different price ranges.

10. **POLICY D-2-6:** Encourage development of a sufficient supply of housing in all price ranges so that all citizens of the community can enjoy decent, safe, and sanitary housing in desirable neighborhood settings.

A diversity of housing prices and types accommodates a diverse population and differing preferences.

11. **GOAL D-3:** Provide high-quality residential neighborhood environments.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

- 1. The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: The new structure will not block sight visibility for traffic on any street and the new structure will be required to meet all applicable building codes. While the tri-plex will add additional vehicles to the area, it will not generate significant traffic that would cause congestion or place additional vehicles on roads that cannot support the additional traffic (the Engineering Department offered no comments on the request, indicating no concerns). Further, neither the Fire Department nor City Utilities reported any concerns with the proposed tri-plex. Therefore, this proposal not be injurious to the public health, safety and welfare of the community. *This criterion has been met.*

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The property is located in an established neighborhood. The applicant has provided a concept plan that can accommodate the 5 required off-street parking spaces. The project will comply with the development standards of the zoning ordinance and therefore will be consistent with the intent of those development standards. *This criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The proposed development is generally consistent with the development in the area. This area is more urban in context and can support higher density living. The proposed multi-family development will not impede the adjacent residential properties from continuing in residential use. *This criterion has been met.*

- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: The Comprehensive Plan encourages infill development, a mix of housing types, and neighborhoods which contain a diverse socioeconomic mix. In addition, the Comprehensive Plan suggests developing new housing where adequate public services can be provided economically and the subject property typifies this goal as it is a vacant lot with access to water and sewer service. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

City of Columbus - Bartholomew County Planning Department
Conditional Use Application

Submit applications and materials by e-mail to planning@columbus.in.gov. If questions, please call: 812.376.2550.
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

To be Completed by the Planning Department

Pre-submittal Meeting on (date): 2/13/25 by (initials): NP & AN
Application Received on (date): 2/18/25 by (initials): JAM
Jurisdiction: ☒ Columbus ☐ Bartholomew County ☐ Joint District Procedure: ☐ Board of Zoning Appeals ☐ Hearing Officer
Case Reference No.: CCU-2025-005 Zoning District: RE
Property Owner Name (from GIS): Alison Wold

To be Completed by the Applicant

STOP! All applicants must meet with a Planning Department staff member before completing this application. Please contact the Department at 812.376.2550 at least 1 week prior to the Board of Zoning Appeals application deadline to schedule a meeting.

Representative Information (if other than the applicant):

Complete this section if a contractor, surveyor, attorney, or other person will act on behalf of the applicant and all correspondence regarding the application should be directed to them (if not, please indicate "none" for the Representative Person's Name below).

Representative Person's Name: Cody Blackburn

Representative's Company Name: ITT Properties LLC.

Mailing Address: 6225 Pink Willow Ct. Columbus Indiana 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-374-8684 E-mail Address: codyblackburnrealtor@gmail.com

All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.

Applicant Information:

Please identify the property owner, business, institution, or other entity that is making the request. Do NOT list here a contractor, surveyor, attorney, or other representative (see Representative Information section above).

Applicant Name: Alison Wold

Applicant Type: ☐ Individual(s) ☐ Partnership ☐ Corporation ☐ LLC ☐ Estate ☐ Trust ☐ Other

Applicant Contact Person Name: Alison Wold

Please include a contact person name if the applicant is a land development company, institution, business, or other type of entity.

Mailing Address: 157 Main St Hope, In 47246
(number) (street) (city) (state) (zip)

Phone No.: 317-507-6056 E-mail Address: alisongwilliams@gmail.com

All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.

Conditional Use Requested:

I am requesting a conditional use per Section 3.12 (B) of the Zoning Ordinance to allow the property to be used for the following:

To allow construction of a multi-family dwelling as a conditional use in the Residential Established district.

Applicant intends to build a single triplex (3 total units). Each unit will have a separate entrance.

Property / Location Information:

Property Address (if an address has been assigned): 2031 Ohio Ave. Columbus
(number) (street) (city)

or Parcel Number(s): 03-96-30-120-004.900-005

or General Location: _____
(a street corner, subdivision lot number(s), etc.)

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

1. **The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.** For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?

Columbus is experiencing a housing shortage which is most acutely felt at the entry level price ranges. Providing affordable housing by building purpose built units rather than splitting existing homes provides better quality housing which is more attractive in an area of the city where non-owner occupied housing is commonplace. No harm will result from this project.

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.** For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?

The development will meet the developmental standards for the district. The lot size and configuration will be the same as those in the surrounding area. The living area is intended to be 800 square feet. At this point in time, no variances are expected to be required.

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.** For example: The property is zoned RE _____. Are there risks that the conditional use will cause harm to the neighbors' ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?

The application will serve the purposes of the Zoning Ordinance. It will not create harm to any neighboring property owners use and enjoyment of their property. The existing empty lot will have construction of a new, purpose built, home which will be residential in design but will appear similar to shared wall condominiums.

4. **The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.** Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district? If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.

The use request will not change the area. This proposed building will look like a home from Ohio Ave. and will provide all 5 off street parking spaces. Many of the homes around currently use on street parking. We are trying to avoid that by providing the spaces required off street, making the street/ area look less "cluttered". This will provide a safer street and promote better circulation of vehicle traffic.

2024.06.18: Double row housing where adequate public parking can be provided on-street.

Representative or Applicant Signature / Acknowledgement:

If a representative has been designated on page 1, that representative must sign below. If no representative is designated, the applicant, as indicated on page 1, must sign below. Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp.

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief.

<u><i>Cody Blackburn</i></u>	<u>02/15/2025</u>
(Representative or Applicant Signature)	(Date)
<u>Cody Blackburn</u>	<u></u>
(Representative or Applicant Printed Name)	(Title / Position, if Applicable)

Property Owner Signature(s):

Applications submitted without all property owner(s) or their legally authorized representative(s) signatures will NOT be processed. Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp. The property owner does NOT include a tenant or contract buyer.

The Planning Department is NOT responsible for verifying the authenticity of signatures, confirming the signer's authority, or for any misrepresentation by those signing.

Those who have signed below acknowledge that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief. The undersigned authorize(s) the filing of this application and allows the Planning Department staff to enter this property to analyze this request. Further, the undersigned understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

For Property Owned by an Individual or Individuals:

If the property is titled/owned individually or jointly held by multiple individuals (such as a married couple, tenants-in-common, or jointly with rights of survivorship, for example), each living individual must sign below. Those signing below due to power of attorney for an owner must attach documentation of that power of attorney.

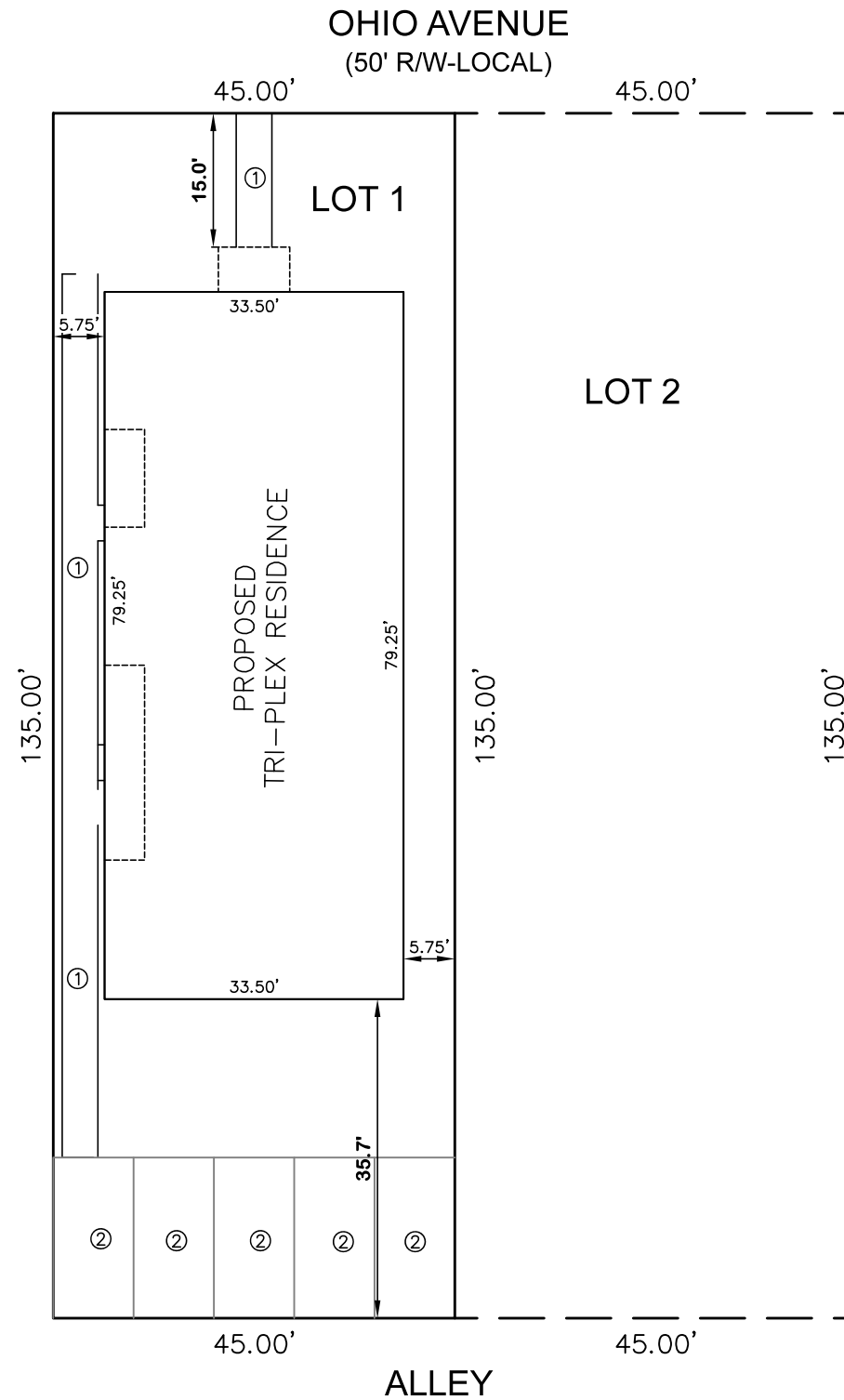
<u><i>Alison Wold</i></u>	<u>Alison Wold</u>	<u>2/15/25</u>
(Property Owner #1 Signature)	(Printed Name)	(Date)
<u></u>	<u></u>	<u></u>
(Property Owner #2 Signature)	(Printed Name)	(Date)
<u></u>	<u></u>	<u></u>
(Property Owner #3 Signature)	(Printed Name)	(Date)
<u></u>	<u></u>	<u></u>
(Property Owner #4 Signature)	(Printed Name)	(Date)

For Property Owned by a Partnership, Corporation, LLC, Estate, Trust, or other Entity:

If the property is titled/owned by a trust, corporation, estate, institution, business, or other entity, an appropriate representative of that entity must sign below and indicate his/her title, position, role, or other legally authorized capacity in which they are signing on behalf of that entity.

Description of Signer's Ownership Role or Representation: Sole owner

<u><i>Alison Wold</i></u>	<u>Alison Wold</u>	<u>2/15/25</u>
(Signature)	(Printed Name)	(Date)

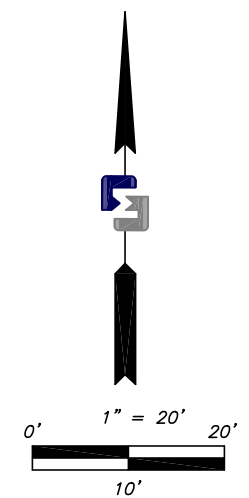


PLAN NOTES:

- ① - 4' CONC. WALK
- ② - 9'x18' PARKING SPACE

PROPERTY DESCRIPTION:

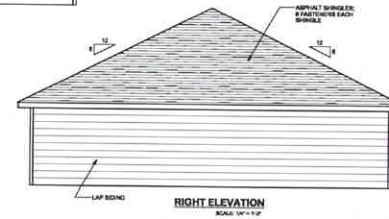
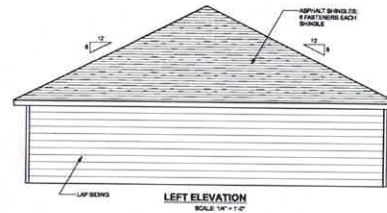
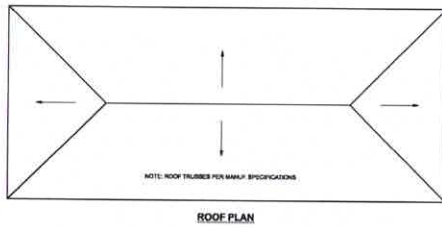
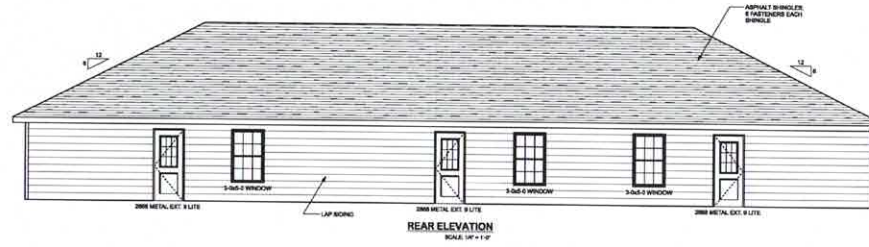
LOTS NUMBERED 1 & 2 IN "HENRY A. HULSE'S SUBDIVISION OF LOTS 16 & 17 IN EAST COLUMBUS" AS RECORDED IN PLAT BOOK "C", PAGE 45 IN THE OFFICE OF THE RECORDER, BARTHOLOMEW COUNTY, INDIANA.



REV.NO.	DATE	DESCRIPTION	BY:
<div> 1428 Lafayette Avenue, Columbus, IN 47201 812.372.7398 www.milestonedesign.org</div>			
VARIANCE EXHIBIT BLACKBURN PROPERTIES: 2031 OHIO AVE., COLUMBUS, IN 47201			
JOB NO: 25511		SHEET: 1 OF 1	DATE: 03/06/25
FILE NAME: 25511exhibit			

CONCEPT DRAWINGS

CB



LEGEND:
 1. One (1) inch per foot (1\"/>

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

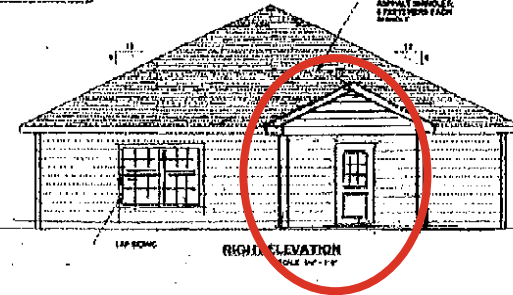
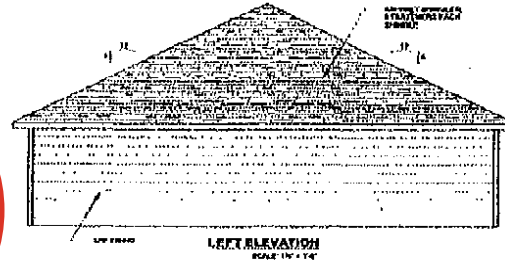
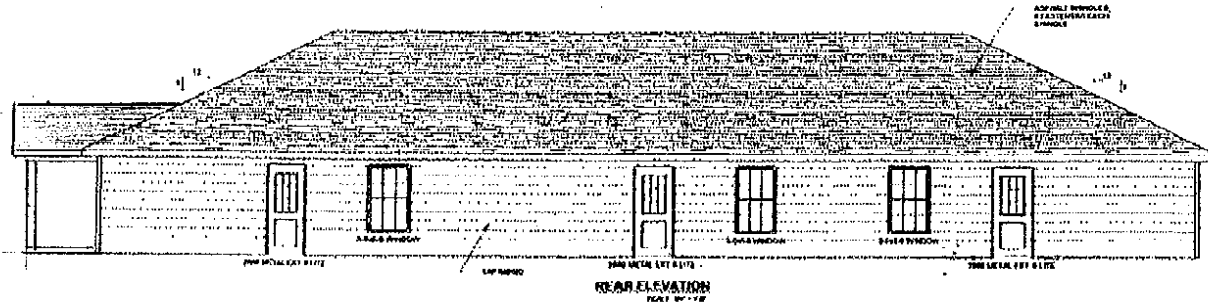
NOTES:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall or window.
 3. All dimensions are to the center of the door.
 4. All dimensions are to the center of the roof.
 5. All dimensions are to the center of the floor.
 6. All dimensions are to the center of the ceiling.
 7. All dimensions are to the center of the foundation.
 8. All dimensions are to the center of the foundation.
 9. All dimensions are to the center of the foundation.
 10. All dimensions are to the center of the foundation.

NOTES:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall or window.
 3. All dimensions are to the center of the door.
 4. All dimensions are to the center of the roof.
 5. All dimensions are to the center of the floor.
 6. All dimensions are to the center of the ceiling.
 7. All dimensions are to the center of the foundation.
 8. All dimensions are to the center of the foundation.
 9. All dimensions are to the center of the foundation.
 10. All dimensions are to the center of the foundation.

PlanSource, Inc.
 12345 Main Street
 Suite 100
 Anytown, CA 90210
 (555) 555-5555
 WWW.PLANSOURCE.COM

PROJECT NAME	J778T
LOCATION	
APPROVED BY	
SCALE	AS SHOWN
FILE	
SHEET	
ELEVATIONS	

Isometric view of a mechanical part. The part has a rectangular body with a central vertical slot. On the left end, there is a triangular feature. On the right end, there is a complex feature consisting of a rectangular block with a triangular cutout. This feature is highlighted with a red circle.



* took the passengers aboard over very good to very poor water
 * The Captain & the Engineer (4th) are both in the
 * passenger, but the Captain is in the passenger
 * The Captain was not in the passenger
 * The Captain was not in the passenger
 * The Captain was not in the passenger

DATE	5-23-68	TIME	10:00
NAME	JAMES EARL RAY		
ADDRESS	1000 1/2 N. 1st St. St. Louis, Mo.		
PHONE	361-1234		
REMARKS	See serial 44-38861-1000		

1990-1991, 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362,

PlanSource, Inc.
 Make plans. Deploy plans.
 Local operations.
www.plansourceinc.com

PROJECT/PLAN#
J778T
YOU LOCATION#
APPROVED BY
DATE
AS REQUESTED
FILE
000001
ELEVATIONS